

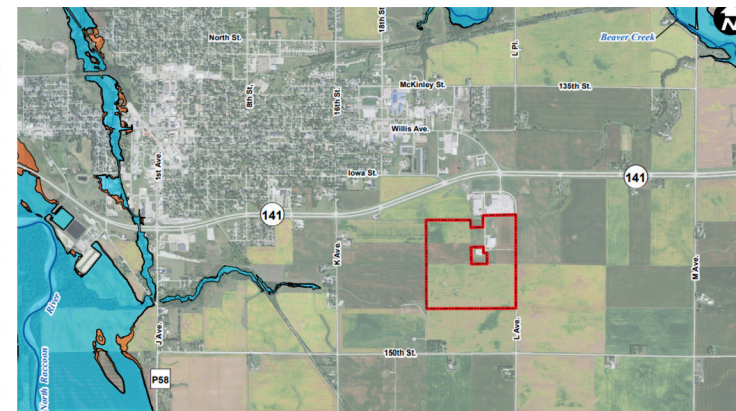
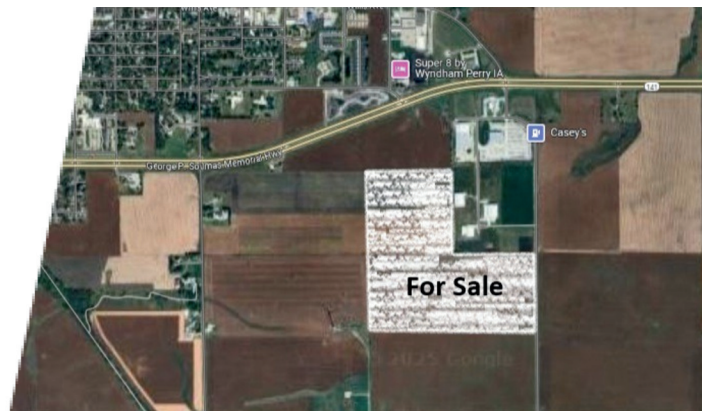
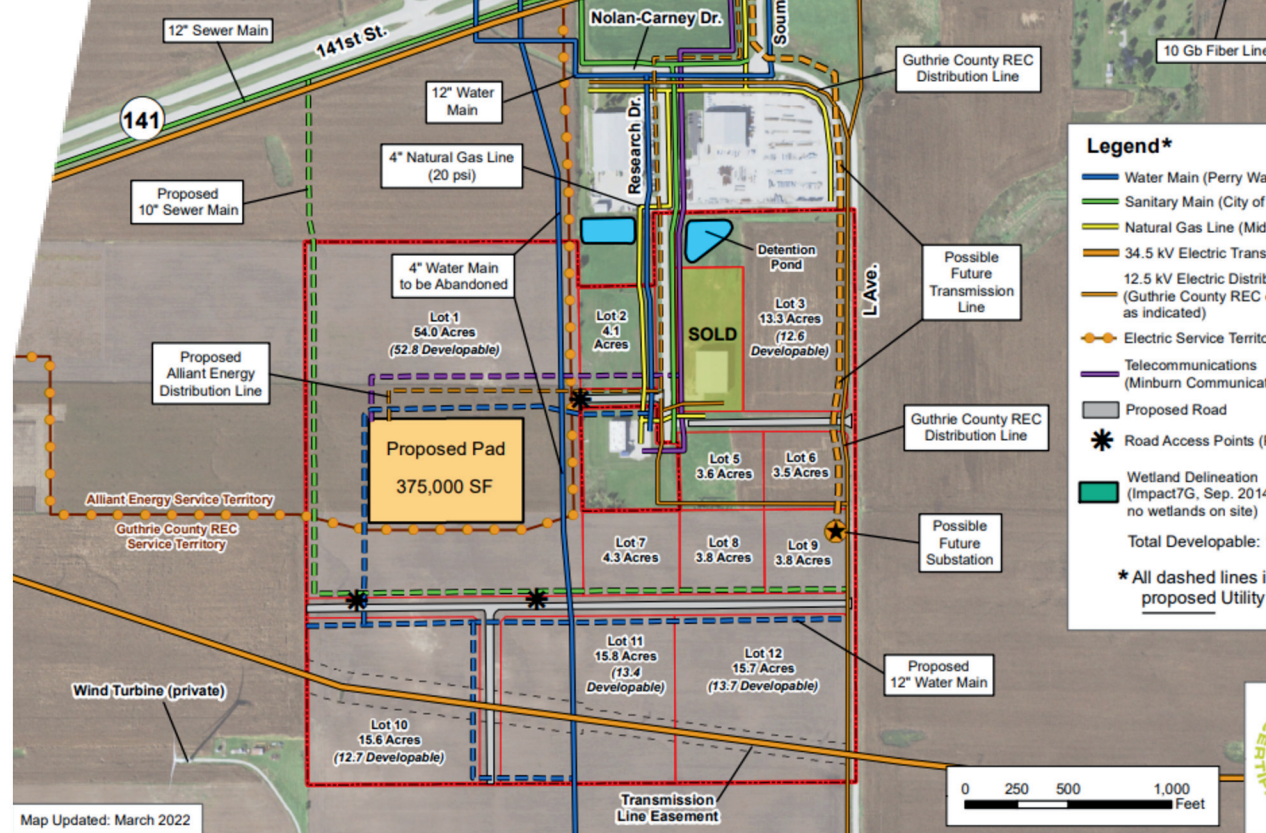
# INDUSTRIAL FOR SALE

CERTIFIED SITE | PERRY, IA

20-119 Acres

\$75,000/Acre

Position your business for success on this expansive 119-acre Certified Site, with the option for even more acreage. Benefit from readily available infrastructure, including a substantial 2 MGD water capacity and 10 MW of power, along with sewer service directly to the site. Accelerate your project timeline and minimize risk with comprehensive due diligence already completed: Environmental Phase 1, Endangered Species Assessment, Archeological Assessment, Wetlands Report, and Geotech Report are all finalized. Located over a mile from the flood plain, this prime land offers a significant advantage. Tap into a large and skilled worker pool. This is an exceptional opportunity to establish or expand your operations with reduced upfront hurdles.



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